

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1906/545 STATION STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

607/545 STATION STREET BOX HILL VIC 3128	\$670,000	30-Apr-23
1112/545 STATION STREET BOX HILL VIC 3128	\$638,888	07-Sep-22
1911/545 STATION STREET BOX HILL VIC 3128	\$639,000	18-Apr-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 September 2023



**607/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$670,000** Sold Date **30-Apr-23**

Distance **0km**



**1112/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$638,888** Sold Date **07-Sep-22**

Distance **0km**



**1911/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$639,000** Sold Date **18-Apr-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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